

## 4.713 Urban Residential (UR) District

### (a) Purpose and Intent

**(1) Purpose-** It is the purpose of the Urban Residential ("UR") District to provide a residential density transition zone between low density single-family neighborhoods and higher density commercial areas. An additional purpose of the UR Districts is to encourage a range of housing choices within walking distance of rail transit stations and mixed-use urban villages. The goal is to ensure compatibility between one-and-two family districts and more intense mixed-use districts and related uses. UR neighborhoods are characterized by higher density residential structures in a highly walkable urban environment. A mixture of housing types is present to provide architectural diversity, while shallow setbacks frame the pedestrian environment with engaging building façades, improve visibility and safety of building entrances, and increase neighborhood vitality. In addition to the purpose statements above, the intent of the UR District is to:

### **(2) Intent Statements**

#### **a. General Development Principles**

- 1.(1) Promote a pedestrian-oriented urban form.** In contrast to conventional zoning standards that place a primary emphasis on the regulation of land uses, mixed-use urban residential development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the surrounding areas historic urban development patterns. The focus on form promotes buildings that conform to tested urban design principles.
- 2.(2) Require excellence in design of the public realm and of buildings that front public spaces.** The most successful and memorable urban environments are those in which walking down the street is appealing. Streets, plazas, parks, and other public spaces should be comfortable and inviting, and buildings fronting those spaces should be active and visually interesting at the pedestrian level.
- 3.(3) Encourage creativity, architectural diversity, and exceptional design.** Mixed-use urban residential is intended to promote high quality design, and the development review process for mixed-use projects is intended to promote flexibility. Standards, as well as the development review process, are intended to support creativity and exceptional design while discouraging uniformity.
- 4.(4) Promote sustainable development that minimizes negative impacts on natural resources.** Creating walkable, higher density residential districts surrounding mixed-use urban residential districts supports sustainable development by providing an alternative to low density development in peripheral areas. In accordance with sustainable development principles, the mixed-use urban residential buildings and public spaces should be designed to minimize negative impacts on air and water quality and promote innovation in environmental design.
- 5.(5) Promote walkability.** Walkable communities are desirable places to live, work, and play, while demonstrably improving health outcomes. Walkable communities give higher priority to pedestrian activity by creating streetscapes that are safe, comfortable, interesting, and that accommodate a wide range of transportation modes and users. To foster walkability, development patterns should promote a mix of land uses and density, have an emphasis on the placement and orientation of buildings, have properly placed

parking, place a high value on the design of quality streetscapes, provide access to transit, and provide unimpeded pedestrian connections to multiple destinations and open space.

**6.(6) Maximize connectivity and access.** In order for people to feel comfortable walking, pedestrian access and connectivity among uses and amenities, including transit facilities, is essential. Connectivity and access can be accomplished by creating smaller blocks or by providing access through blocks via publicly accessible alleys, pathways, paseos, and pedestrian boulevards. Sidewalks should form a continuous network connected by frequent, safe street crossing.

**7.(7) Promote affordable housing and mixed income communities.** Design a mix of housing based on geographic growth projections and the needs of current and future residents to accommodate families, single occupants, the elderly and those with disabilities. Access to transportation and services should be a key factor in the future distribution and allocation of affordable housing.

## **(b) ~~Administrative Review~~ Procedures for Development Requirements**

**(1) General Requirements:** ~~Projects that clearly should conform to all UR urban residential standards, may be approved administratively by the Planning and Development Director or designee. A waiver from the UR requirements and standards may be granted by the Urban Design Commission (UDC) in accordance with the applicable development principles and standards. Staff may also refer an administrative case or a case that does not require waivers to the UDC for failure to meet the Purpose and Intent of the ordinance.~~

### **(2) General rule allowing waiver or modification of standards**

**a. Director or designee:** The Director or designee is authorized to grant modifications to certain development standards with a maximum modification up to 10% increase or decrease for the following development standards:

1. Setbacks for additions to existing structures
2. Bufferyard width
3. Primary entrance separation

**b. Urban Design Commission:** Unless otherwise limited by this section, the Urban Design Commission (UDC), may waive or modify any individual development standards through the issuance of a Certificate of Appropriateness, if the UDC finds that the proposed development is consistent with the intent statements of the UR District but does not conform to certain development standards. A Certificate of Appropriateness shall expire if a building permit is not issued within 2 years of the approval of the Certificate of Appropriateness.

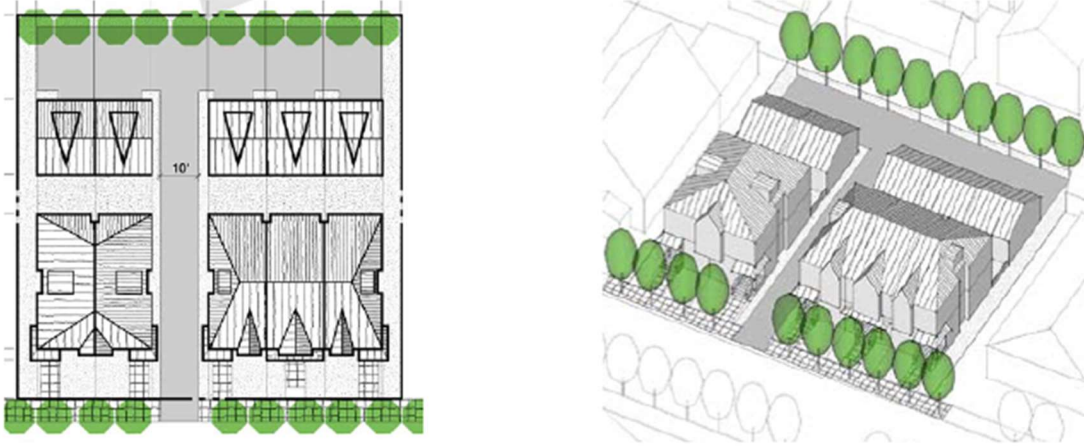
**c. Board of Adjustment:** Any waiver of basic property development standards related to building heights, setbacks and bulk require a variance from the Board of Adjustment after a recommendation from the Urban Design Commission.

**a.d. Zoning Commission/City Council:** Any zoning proposal requesting a Planned Development "PD" zoning district that uses the UR District as the base zoning, inclusive of any waivers from UR design standards, must receive a recommendation from the Urban Design Commission prior to a public hearing by the Zoning Commission or the City Council

**(2)(3) Conceptual Site Plan:** ~~In order to~~ To facilitate compliance with the UR development standards,

~~developers shall submit~~ a conceptual site plan must be submitted to ~~the Planning and Development Department the director or designee~~ for administrative review prior to submittal of permit applications. ~~for new construction projects.~~ The conceptual site plan must~~shall~~ show the anticipated location of proposed streets, sidewalks and walkways, building footprints, parking areas, landscaped areas and features, and open space. ~~The conceptual site plan must be approved before a building permit application is accepted by the Planning and Development Department.~~ A change of 5 percent (%) change or greater in land uses to an approved conceptual site plan will require a new project review and approval prior to permitting.

Conceptual Site Plan Example



### (c) Uses

In the UR District, no building or land use shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued, except in accordance with the use table in Chapter 4, Article 6, and the supplemental standards of Chapter 5. ~~The following building types will be found in neighborhoods with Urban Residential zoning: Single family house, townhouse, duplex, manor house, garden apartment, cottage court, and apartment/condominium.~~

#### (1) Building Types Permitted:

The following ~~intent statements and illustrations have been provided to non-exhaustive list of conceptual building illustrations~~ demonstrates the recommended building forms in the UR District. ~~The building types shown are not an exhaustive list.~~ Additional building types and configurations that comply with the intent and fit within the regulations of the UR district are encouraged. All intent statements are addressed through development standards set out in Section 4.713 (d) through (h).



a. **~~Single-Family House~~Single-Family Detached**

A single, detached residential dwelling. ~~The~~with the front of the building ~~is being~~ placed on, or very close to, the front property line. ~~An elevated ground floor for residential uses is recommended to ensure privacy.~~ Parking for a ~~single family~~single-family home~~dwelling~~ is allowed on the side or rear of the building, but the preferred method is through traditional forms with detached garages at the rear when possible.



b. **~~Single-Family~~Single-Family Attached (Townhouse)**

A ~~two or three story~~two- or three-story building with three or more attached dwelling units consolidated into a single structure. An elevated ground floor for residential uses is recommended to ~~ensure~~improve privacy. A townhouse form is regarded as an apartment/condominium when on one platted lot and not individually platted lots with ground floor separate entrances to each unit.



c. **Two-Family ~~a~~Attached (Duplex): ~~Side by Side~~**

A building ~~that has the appearance of a conventional single family house~~ with two dwelling units ~~side by side~~ on an individual lot separated ~~vertically~~ by a shared common wall. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units.



**~~d. Two-Family attached (Duplex): Front to Back~~**

~~A building that has the appearance of a conventional single-family house with two~~



~~dwelling units on an individual lot with one unit located directly behind the other unit.~~

**e.d. Manor House**

A building that has the appearance of a conventional single-family housedwelling with three to five attached dwelling units consolidated in a single structure. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units.



**f.e. Garden Apartment**

A building that has the appearance of a conventional single-family housedwelling with three to eight dwelling units vertically and horizontally integrated.



#### **g.f. Cottage Court**

A building type that accommodates five to nine detached dwelling units organized around an internal shared courtyard.



#### **h.g. Apartments/Condominiums**

Multi-family residential development type that often shares a common entrance. Primary entrances are prominent and street-facing. An elevated ground floor for residential uses is recommended to ensure-improve privacy. Parking for an apartment/condominium building is allowed on the side or rear of the building, but the preferred method is at the rear of the building or within a parking structure. A townhouse form is regarded as apartments/condominiums when not on individually platted lots with separate ground floor entrances to each unit.

### **(d) Property Development Standards**

~~In the Urban Residential (UR) District, the dimensions of yards, the placement of the building, the minimum and maximum height of buildings, the maximum residential density and the required enhanced landscaping shall be as follows:~~

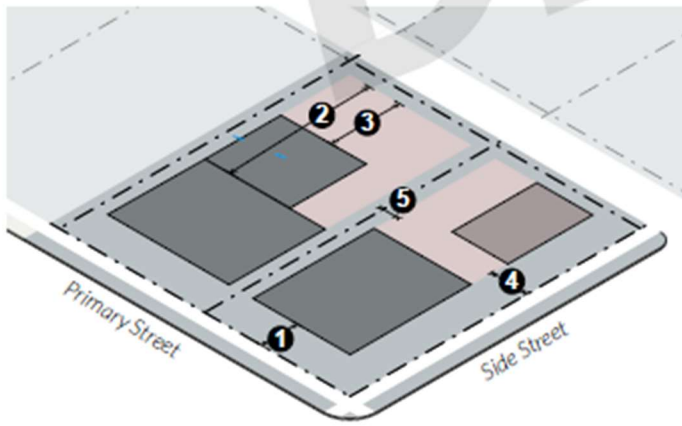
- (1) **General yard development standards:** Development shall be exempt from Chapter 6, Article 1, Section 6.101(b), 6.101(c), 6.101(d), and 6.101(f).
- (2) **Setbacks:**

~~All setbacks shall meet the following requirements and are subject to the following provisions. The chart below represents the minimum and maximum setbacks for buildings and structures within the UR District.~~

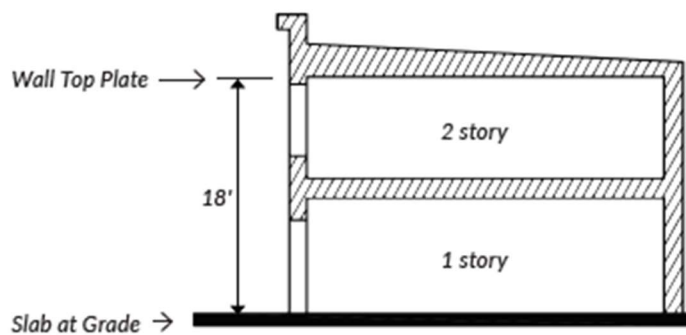
REQUIREMENT	DISTANCE
1 Front Yard (min/max)	0'/20'



<b>2</b> Rear Yard - Primary Structure (min-) <u>When adjacent to one- or two-family districts with an existing one or two-family structure (min.)</u>  <u>If provided, w</u> Width of adjacent alley, driveway access lot or access easement may be counted towards minimum setback <u>(min.)</u>	<u>5'</u> <u>20'</u>  20'
<b>3</b> Rear Yard - Accessory Structure (min-) If alley provided then for accessory structure	5' 0'
<b>4</b> Side Yard (min/max)	0'/20'
<b>5</b> *Side: Common Lot Line (min/ <del>max</del> )	0'/ <del>5'</del>
* Subject to building code spacing requirements	



~~(3) **Minimum Height:** Two (2) stories at a minimum 18 feet of occupiable space as measured from the top of the finished slab at grade level to the top of the highest wall top plate.~~



~~**Note:** Development in the UR District is exempt from Section 6.100. An unroofed and unenclosed roof top terrace, and the enclosed stairwell or elevator that strictly provides access to the terrace, shall not be included in the measurement of the total building height.~~

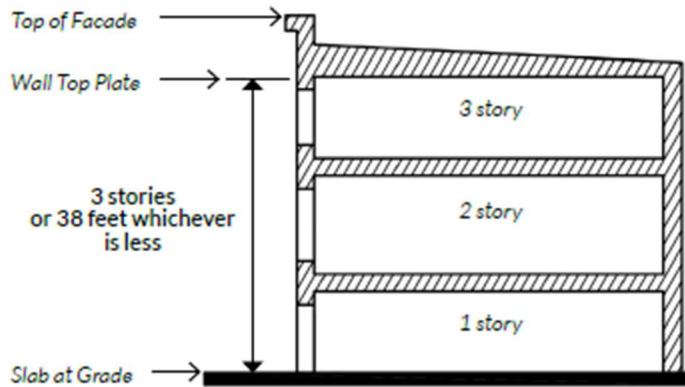
~~a. For sloped sites, average grade is determined by calculating the average of the highest and lowest elevation along natural or the improved grade (whichever is more restrictive) along the front of the building parallel to the primary street setback line.~~

~~b.a. Where a lot slopes downward from the front property line, one story that is additional~~

~~to the specified maximum number of stories may be built on the lower rear portion of the lot.~~

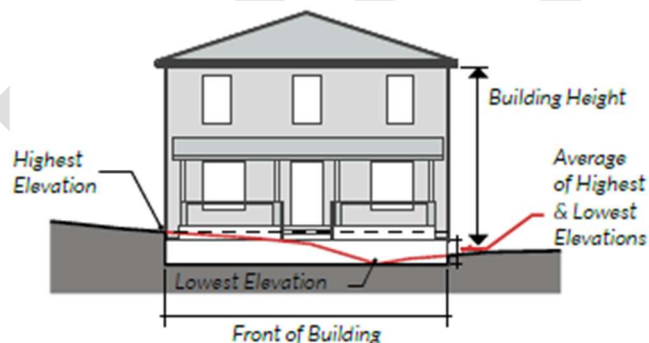
~~(4)(3)~~ **Single-Family** Lot Size: 5,000 sf. maximum

~~(5)(4)~~ **Maximum Height:** 3 stories or 38 feet whichever is less, as measured from the top of the finished slab at grade level to the top of the highest wall top plate.



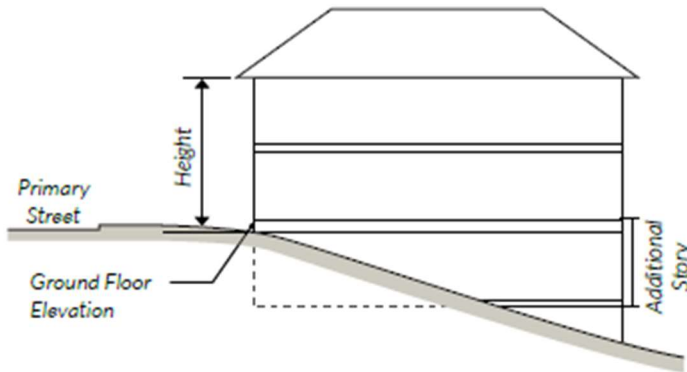
**Note:** Development in the UR District is exempt from Section 6.100. An unroofed and unenclosed roof top terrace, and the enclosed stairwell or elevator that strictly provides access to the terrace, shall not be included in the measurement of the total building height.

- a. For sloped sites, average grade is determined by calculating the average of the highest and lowest elevation along natural or the improved grade (whichever is more restrictive) along the front of the building parallel to the primary street setback line.



- b. Where a lot slopes downward from the front property line, one story that is additional to the specified maximum number of stories may be built on the lower rear portion of the lot.





#### (6)(5) Maximum Residential Units Per Acre:

- a. ~~3 stories, single use = 40 units/acre~~
- b. ~~4 stories, single use with height bonus (structured parking or open space) = 60 units/acre~~

<u>MAXIMUM BUILDING HEIGHT AND USE</u>	<u>MAXIMUM UNITS PER ACRE</u>
<u>3 stories, single use</u>	<u>40 units/acre</u>
<u>4 stories, single use with height bonus (structured parking or open space)</u>	<u>60 units/acre</u>

#### (7)(6) Height Bonus Options:

**Note:** A height bonus is applicable ~~Only~~ for multifamily buildings with 8 units or more. Only one height bonus can be utilized in the UR District and shall not allow for heights beyond a ~~4 story~~4-story maximum. When ~~adjacent~~adjacent to a one-or-two family district, all height bonuses must adhere to the transitional height plane requirements, see Section (f)(1)c.

- a. **Structured Parking:** The intent of allowing a height bonus for structure parking is to locate and design surface parking lots, individual garages, and large parking garages so as to reduce their visual impact or to create public amenities or both (e.g. through aesthetic or environmental features).
  - 1. One ~~(1)~~ additional story of height shall be permitted if providing structured parking ~~for the project. Structured parking is intended to provide 100 percent (%) of all off-street parking for the height bonus. in order to fulfill the structured parking requirement.~~
  - 2. **Note:** One-and-two family residential garages shall not be included in a determination of the applicability of ~~count toward~~ the structured parking height bonus.
- b. **Open Space:** One ~~(1)~~ additional story of height shall be permitted if providing a publicly accessible ~~urban~~ pocket park that adheres to the ~~outline following~~ standards:-:

**Note:** Utilizing the open space height bonus does not exempt a development from

applicable park dedication fees.

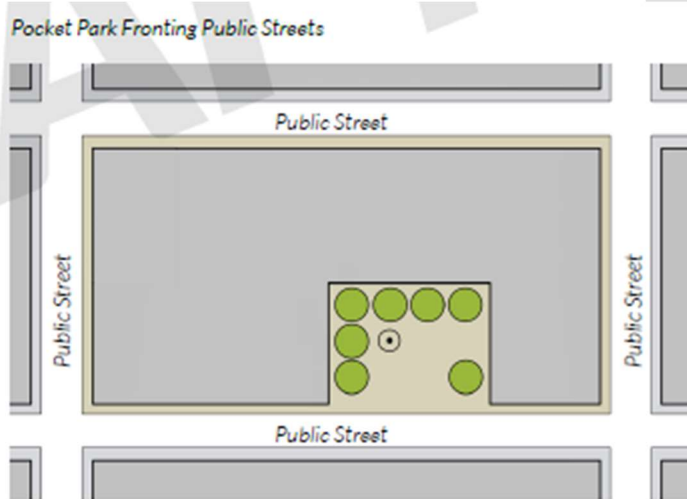
1. Use Criteria

- (i) Pocket parks ~~shall~~ must provide a community benefit such as: play activity for children, relaxing space to enjoy lunch or meet friends, interactive artwork, pet-friendly areas, or small event and garden space.

2. Location

- (i) Pocket parks ~~shall~~ must front public streets and be publicly accessible.

**Note:** Refer to Section (h)(45), Development Standards Applicable to Privately Owned Streets and Drives with Public Access Easements.



(ii) 3. Size

- (i) ~~2,500 square feet~~ minimum,
- (ii) ~~1 acre~~ maximum.

(iii) 4. Green Space

- (i) Pocket parks shall provide a minimum of 20 percent (%) ground level green space. Additional ground area may be impervious provided the space is structured for active recreation, such as basketball or tennis courts by way of example.
- (ii) All pocket parks require tree planting. Tree planting requirement may be waived for areas that are designed for structured active recreation, ~~such as basketball or tennis courts.~~

(iv) 5. Seating

- (i) A minimum of one linear foot of seating shall be required for every 300 square feet of gross open space.

(v) 6. Fencing

- (i) Pocket parks may be fenced but shall conform to Section (h)(2) and shall remain open to the public during daylight hours.

~~(vi)~~ 7. Maintenance

- ▲(i) Pocket parks that are privately owned and maintained ~~shall~~ must be publicly accessible or;
- ▲(ii) ~~Shall~~ Must be dedicated in perpetuity as public open space ~~viathrough the recording of~~ a public use easement and have an established ~~long-term~~ long-term maintenance agreement with the Parks and ~~Community Services~~ Recreation Department.

~~Note: Utilizing the open space height bonus does not exempt a development from applicable park dedication fees.~~



Pocket Park Precedent Image: Community Garden Space



Pocket Park Precedent Images: Recreation/Play Space

(e) Off-Street Parking and Loading

- (1) ~~Off-s~~ Street ~~p~~ Parking and ~~l~~ Loading: The following table establishes the required parking for the allowed building types in the UR District. All applicable requirements and applicable nonresidential use requirements included in Chapter 6, Article 2 shall apply.

a. Parking Table

BUILDING	REQUIREMENT	<u>PROXIMITY TO RAIL STATION</u>
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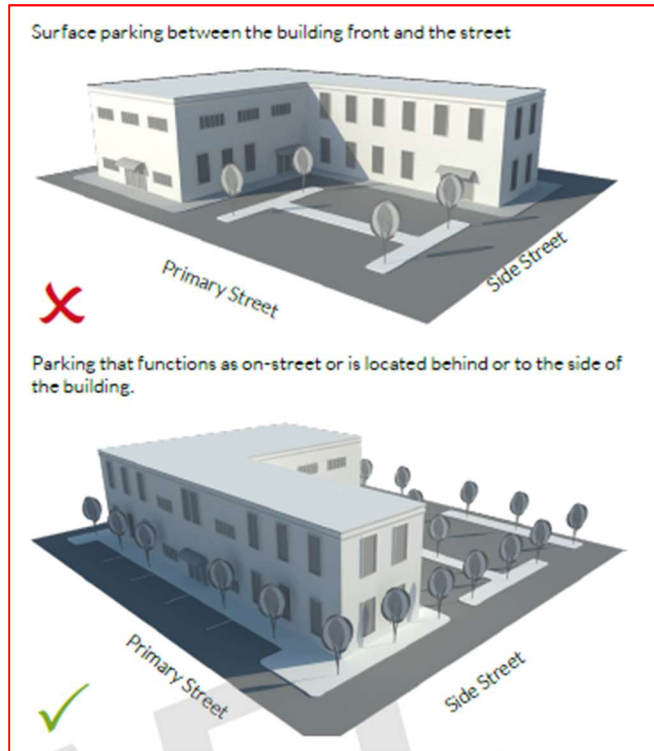
TYPE/USE		<b><u>If the development is within 1,320 feet of a rail transit station:</u></b>
Single Family Detached	2 <del>parking</del> spaces per dwelling unit. See Section (e)(3) for location requirements.	<u>No reduction</u>
Townhouse	2 <del>parking</del> spaces per dwelling unit. See Section (e)(4) for location requirements.	<u>1 space per dwelling unit. See Section (e)(4) for location requirements.</u>
Duplex and Manor House (2+ units)	2 spaces per dwelling unit; Plus, 1 space per bedroom over three (3) bedrooms per dwelling unit. See Section (e)(3) for location requirements.	<u>1 space per dwelling unit; Plus, 1 space per bedroom over three (3) bedrooms per dwelling unit. See Section (e)(3) for location requirements for duplexes.</u>
Apartment/Condo minium	1 <del>off-street space</del> required per bedroom <del>located behind the front building line;</del> Plus, <del>12</del> spaces <del>per 250</del> 500 square feet of <del>common areas, leasing offices, and recreation (less hallways, laundry rooms, and storage).</del> <u>or social rooms.</u>  <del>Proximity to Rail Station</del> <del>* If the development is within 1,320 feet of a rail transit station then .5 to 1 off-street spaces required per bedroom, located behind the front building line;</del> <del>Plus, 1 space per 250 square feet of common areas, offices, and recreation (less hallways, laundry rooms, and storage).</del>	<u>0.5 spaces required per bedroom; Plus, 2 spaces per 500 square feet of leasing office or social rooms.</u>

\*All partial spaces are rounded up.

## (2) Other Off-~~s~~Street Parking and Loading Standards:

- a. Surface parking shall not be permitted between a building front and the street, provided however, except angled, perpendicular, or parallel parking that is designed to function as on-street parking shall be permitted if it meets the following three conditions:
  1. The City's Traffic Engineer determines that the parking does not adversely affect public safety or circulation and satisfies the conditions described in Section 22-175d of the City Code,

2. Each parking space is located adjacent to and is directly accessible from a public street or publicly accessible private street, and
3. Surface parking permitted between a building front and the street (on-street parking) and the required pedestrian walkway shall be either dedicated as public right-of-way or be included in a public access easement recorded in the real property records of the county. ~~In these situations, the~~The front yard setback shall be measured from the curb instead of the property line, and the setback shall be no greater than 20 feet.



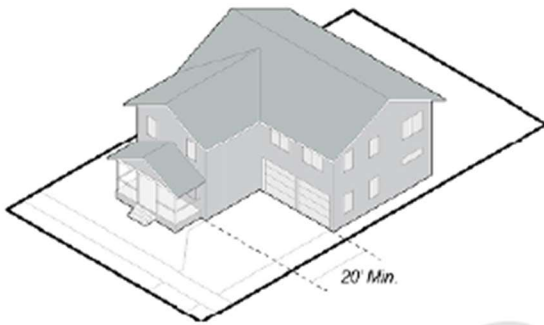
- b. The required off-street parking for any use may be located off-site, on property within 500 feet of the subject site.
- c. Adjacent On-street parking along the lot frontage may be applied toward the minimum parking requirements only when located fully out of the travel lanes. ~~as defined in the Master Thoroughfare Plan when there is parking on both sides of the street. On-street parking that is applied toward minimum parking requirements shall be counted towards the maximum parking limitations.~~
- d. Uses located in historically significant buildings shall be exempt from off-street parking requirements pursuant to Section 6.201(b)(3). For the purpose of this exemption, historically significant buildings shall include those determined by the Historic Preservation Officer to be eligible, based on the applicable criteria, for:
  1. Listing in the National Register of Historic Places; or
  2. Local designation as either Historic and Cultural Landmark ("HC") or Highly



Significant Endangered ("HSE").

**(3) Parking Location for One-Family Detached and Two-Family Dwellings:**

- a. All parking shall be located behind the front building line.
- b. Garage doors that face the street must be located a minimum of 20 feet behind any front wall plane of a structure facing a publicly accessible ROW.



**(4) Parking Location for One-Family Attached (Townhouse, Rowhouse):**

- a. Garages must be placed entirely to the rear of the primary structure and accessed via through the use of a rear driveway or alley.
- b. Garage doors must face the rear driveway or alley.



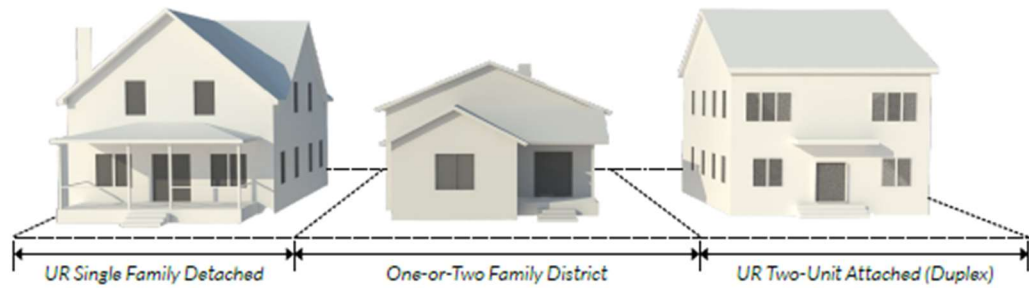
**(f) Buffers, ~~and~~ Landscaping, and Pedestrian Lighting**

**(1) Bufferyard and Supplemental Building Setback**

- a. A bufferyard is not required between the boundary of a one-or-two family development within the UR District and an adjacent one-or-two family district.

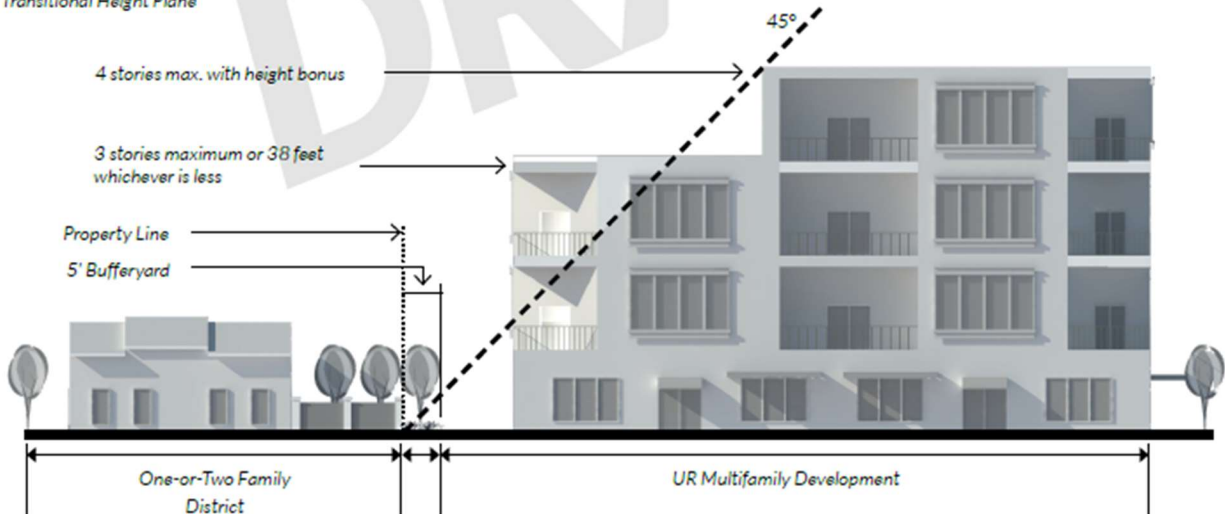


No supplemental setback or bufferyard required



- b. Multi-family development within the UR District adjacent to a one- or two-family district shall have a five (5) foot bufferyard. See Section 6.300 (d) through (i) for bufferyard requirements.
- c. ~~In addition to item b, All uses adjacent to a one- or two-family district must apply~~ a transitional height plane of 45 degrees ~~shall apply~~ to portions of a building above 3 stories or 38 feet whichever is less, as measured starting from the property line of the one-or-two-family district.
  1. Any portion of a building above 3 stories ~~shall~~ must be set back so that the building does not encroach beyond the transitional height plane.
  2. These supplemental building setbacks and transitional height plane requirements shall not apply to buildings adjacent to one-or-two-family districts that serve as public open space, such as parks and drainage ways.

Transitional Height Plane



- (2) **Enhanced Landscaping ~~Point System Requirements~~ and Pedestrian Lighting:** Enhanced landscaping Street trees and pedestrian-scaled lighting are is required along all public right-of-ways rights-of-way in the UR district, see Section (h)(45), and shall earn a minimum set of points that are awarded for providing and maintaining specific landscaping and design features. The points are accumulated as follows: Adherence to the landscape ordinance 6.301 is encouraged, except as here-in provided.

**ENHANCED LANDSCAPING SYSTEM****30 points required****20 points required for single family and duplex****10 of the required points shall come from the installation of street trees as described below:**

Street Trees	<p>Trees shall be planted within a planting strip or flush with the sidewalk surface using tree grates or suspended paver grates. Tree grates shall be adjustable and shall be securely attached. Tree grate openings shall not exceed 3/8 inch.</p> <p>Required Spacing:</p> <ul style="list-style-type: none"> <li>• Small/Medium Canopy = 25-30 ft. on center</li> <li>• Large Canopy = 35-40 ft. on center</li> </ul> <p><i>* Where necessary, spacing exceptions may be made to accommodate mature trees, curb cuts, fire hydrants and other infrastructure elements.</i></p>	10
Public Feature	Requirement	Points-Awarded
Plaza	<p>5 percent (%) of net land area. Plaza shall be continuous with min. area not less than 1,000 sf.</p> <p><i>If 5% of net land area is greater than 2,000 sf., multiple plazas are permitted.</i></p>	15
Arcade, Structural Awning, Galleries, Balconies or other approved pedestrian shelter	4 ft. min. depth for 50 percent (%) of the facade facing a primary facade or 25 linear ft., whichever is greater.	10
Playground	5 percent (%) of net land area with min. area not less than 1,000 sf.	15
Community Garden	1 pt. for every 250 sf. with minimum area not less than 1,250 sf.	5-15
Enhanced Streetscaping	<p>Each 50 ft. segment of street frontage is required to have 2 streetscaping items. Items include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Benches</li> <li>• Trash Receptacles</li> <li>• Bike Racks</li> <li>• Planters</li> </ul> <p><i>Materials used shall be appropriate for the adjacent street and approved by the Transportation and Public Works Department (TPW).</i></p>	10
Pedestrian-Scaled Lighting	<p><i>*1 light post for every 60-70 ft. (based on size of street tree) of street frontage.</i></p> <p><i>Style to be approved by the Transportation and Public Works Department (TPW) and consistent with other pedestrian lights on the same block.</i></p>	10

Programmed Recreation Area	3 percent (%) of net land area. Uses include, but are not limited to: <ul style="list-style-type: none"> <li>• Chess parks</li> <li>• Bocce ball courts</li> <li>• Exercise/yoga facilities</li> </ul>	10
Public Art Installation	Public art installations include but are not limited to sculpture, murals, and water features planned and executed with the specific intention of being sited or staged in the physical public domain, outside and accessible to all. Materials used shall be durable and resistant to graffiti and weather. <i>As approved by the Planning and Development Director or designee.</i>	10
Programmed Sitting Area/ Public Outdoor Dining Area	Minimum 15 seats	5
Proximity to Public Park	Within 500 ft. as measured from property line to property line.	5
Sustainable Landscaping	Xeriscaping, on-site stormwater management, rain gardens, bio-swales, etc. <i>See Chapter 6, Table A for a recommended list of native plants for landscape use in North Central Texas</i>	5
Paved Walkway Enhancement	1 pt. for every additional foot of sidewalk width over the City standard (up to 15 ft. wide total).	1-11
<b>Private Feature</b>	<b>Requirement</b>	<b>Points Awarded</b>
Single Family Front Porch	50 percent (%) of the facade facing a primary street.	10
Window awnings, shallow door canopies, or other facade features that are not intended to provide pedestrian shelter (less than 4 ft. in depth)	25 percent (%) of the facade facing a primary street or 15 linear ft., whichever is greater. Multiple features (ie: awnings) may add up to the required amount.	5
Rooftop Terrace	Minimum 200 sf.	5
<i>* If no pedestrian lights or street trees exist on the project's block face, measure from the end of the block to determine spacing. For trees, begin 40 feet from the curb intersection to accommodate public open space easement requirement. If trees or lights exist, measure from existing trees or lights.</i>		

- a. Points shall be awarded only one for each feature category, per project. Items utilized for enhanced landscaping shall not double count toward the open space height bonus,

~~see Section (d)(7).~~

~~b. Submittal of Landscape Plan: The location and description of decorative paving, sidewalk furniture or other decorative elements, if any, shall be indicated on the landscape plan.~~

a. The Director or their designee may administratively approve any modifications to streetscape requirements caused by mature trees, utility conflicts, fire hydrants, shallow underground utilities, curb cuts or any other obvious impediment which would prevent the planting of a tree.

b. Street Trees

1. Trees must be planted within a planting strip or flush with the sidewalk surface using tree grates as follows:

(i) Tree grates must be adjustable to allow for tree growth and securely attached. Inner rings must be easily removed with an Allen wrench.

(ii) Tree grate openings shall not exceed 3/8 of an inch.

2. Exceptions

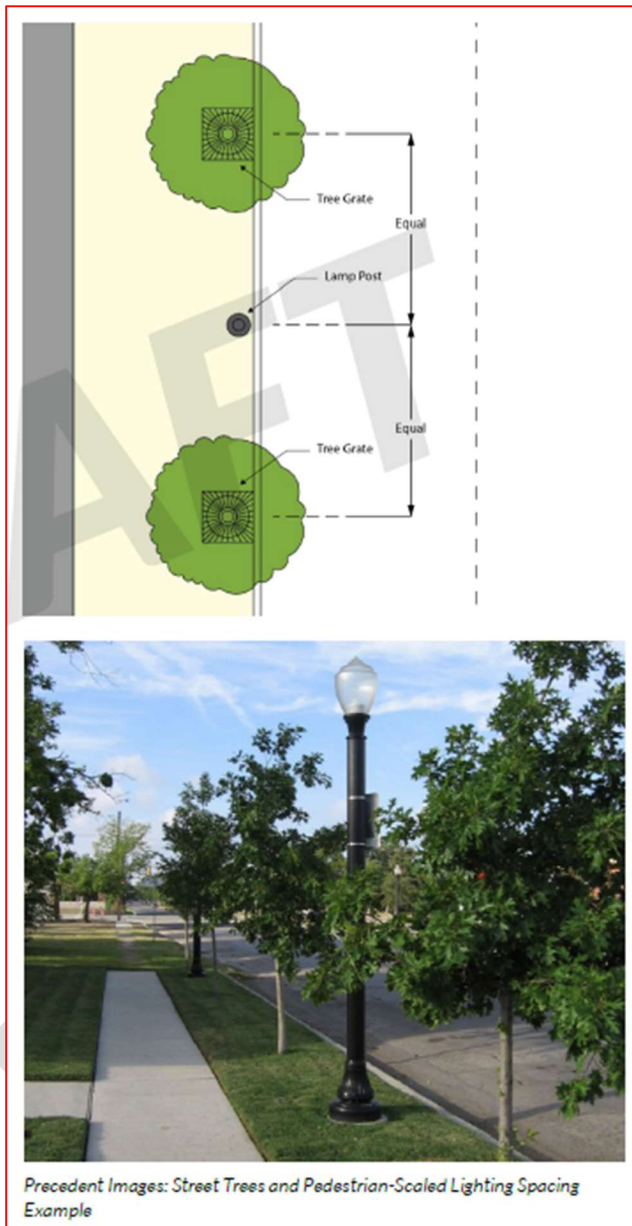
(i) In the event that infrastructure prevents the use of at-grade planting, a raised planter or crushed stone may be used if approved by the Director or designee.

(ii) Other techniques to provide the street trees will be considered on a case-by-case basis and may be approved by the Director or their designee, or the Director or designee may send the matter to the Urban Design Commission for consideration and decision.

3. Spacing

<u>CANOPY SIZE</u>	<u>SPACING (ON CENTER)</u>
<u>Small/Medium Canopy</u>	<u>25-30 ft.</u>
<u>Large Canopy</u>	<u>35-40 ft.</u>

4. If there are no street trees existing on the project's block face, then spacing is measured from the end of the block beginning 40 feet from the curb intersection to accommodate public open space easement requirements.



### **c. Pedestrian-Scaled Lighting**

1. New public and private development must provide pedestrian lights within the roadside's street tree/furniture zone.
2. Required Spacing: Pedestrian lights must be located approximately at the midpoint between two trees and spaced a maximum of 60 feet apart.
3. Pedestrian-scaled lighting style must be approved by the Transportation and Public Works Department (TPW) and be consistent with other pedestrian lights on the same block.
4. If there are no pedestrian lights existing on the project's block face, then the spacing is measured from the end of the block. If pedestrian-scaled lights exist, then the spacing is measured from existing lights.

~~e.d.~~ Section 6.301(h) "Landscape Area Required" does not apply to developments in the UR District provided; however, the following are applicable in UR: -except:

1. Section 6.301.H.1.b;~~i~~
2. Section 6.301.H.1.d;~~-and~~
3. When there is a front yard setback of at least five (5) feet, front yard landscaping is required for areas outside the ground level patios, parkways, and pedestrian walkways. Front yard landscaping must adhere to the shrub and native plants as listed in Table A of Section 6.301(h), as well as other applicable regulations described or referenced within the UR regulations.

~~d.e.~~ Irrigation: An irrigation system ~~shall~~must be installed to provide total water coverage to all plant materials installed pursuant to Section 6.301(l) Irrigation.

~~e. In addition to required trees and shrubs, all of the required landscape area must be covered with grass, organic mulch, live groundcover, decorative paving, sidewalk furniture or other decorative elements.~~

### (3) Landscaping in Parking and Driveway Areas

**Intent:** The UR district is intended to create a public environment in which pedestrian safety, comfort, and interest are paramount. Therefore, parking areas that front public streets and pedestrian pathways must be screened to minimize pedestrians' view of parked vehicles and the impact of vehicle headlights.

- a. Parking lots and driveways that are located adjacent and parallel to a public street ~~shall~~must be screened from the public right-of-way with landscaping, ~~berms~~, fences, or walls ~~upto~~a minimum of 3 feet in height measured from parking lot grade to a maximum of 4 feet in height.
- b. Landscape islands, linear ~~landscaping~~ strips, bio-swales, or rain gardens shall be required in parking lots with 12 or more spaces. All landscape islands and strips ~~shall~~must have at least one tree.

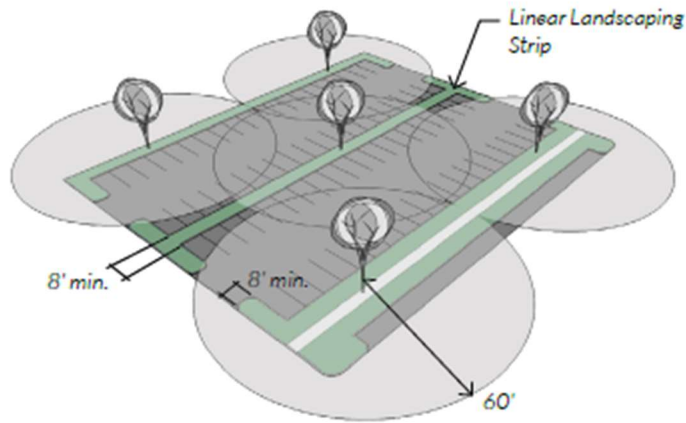
Parking lot screening: Perspective



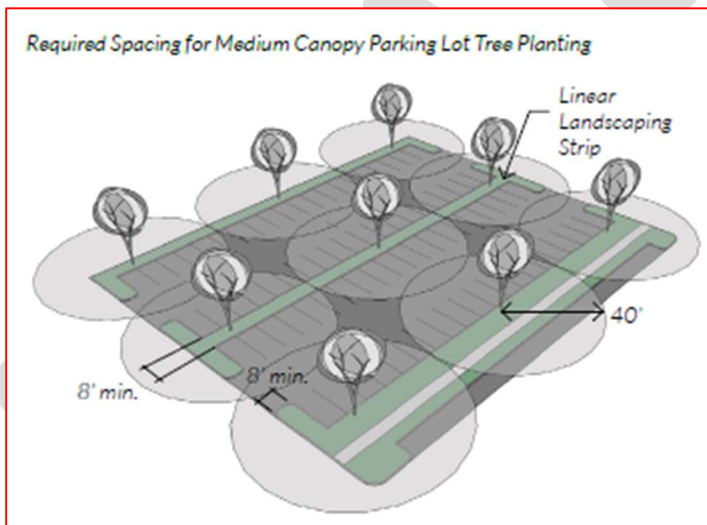


- c. Every parking space is required to be not more than 60 feet from a large canopy tree or 40 feet from a medium canopy tree, planted within a median, strip or island, measured from the trunk at planting.

*Required Spacing for Large Canopy Parking Lot Tree Planting*



*Required Spacing for Medium Canopy Parking Lot Tree Planting*



- d. Required size of landscape islands and linear landscaping strips containing trees:
1. Within parking lots with non-porous surfaces: 130 square feet; 8 feet minimum width.
  2. Planted in ~~Structural Soil~~ structured soil: 64 square feet; 8 feet minimum width. The use of approved structural soil shall be limited to landscape islands and adjacent walkways and parking area necessary for proper tree growth. Structural soils ~~shall~~ must not be used for fire lanes in parking lots.
  3. Within parking lots with approved porous surfaces for parking areas excluding fire lanes: 16 square feet. Tree trunks should be protected by wheel stops or other physical barriers excluding curbs.
  4. Linear landscaping strips are encouraged in lieu of landscaping islands where possible.

#### (4) Urban Forestry

- a. ~~Through either preservation or planting, provide~~ 5 percent (%) site canopy coverage must be provided through either preservation or planting.
  - b. Developments with surface parking lots must provide 40% canopy coverage over new, expanded, or reconstructed surface parking. The surface parking canopy coverage counts towards the site canopy coverage requirement.
- b-c. Submission of applicable urban forestry plans for review shall follow Section 6.302(g), Urban Forestry Plan/Permits.

#### (g) Facade Design Standards

- ~~(1) Required Drawings: To illustrate compliance with the following standards, elevation drawings shall be submitted to the Planning and Development Department for those building facades that are oriented to:~~
- a. ~~Public Streets~~
  - b. ~~Private Streets and walkways that are publicly accessible through a public use easement, or~~
  - c. ~~Publicly accessible open space~~



Precedent Image: UR Development Elevation Drawing

#### ~~(2)(1)~~ Parking Structure Facade Standards

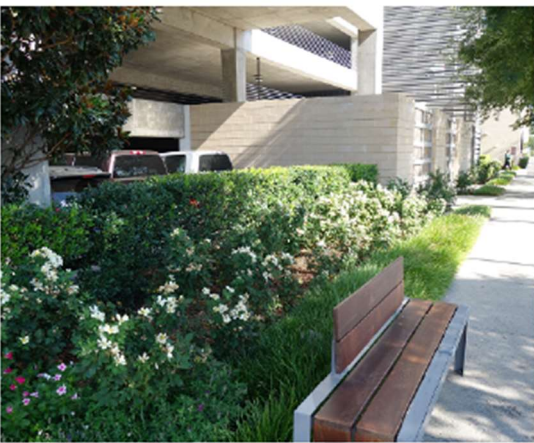
- a. **Facade design:** All ~~pedestrian level~~ parking structure facades that face a public space ~~shall~~must be designed to incorporate architectural elements and materials that complement the adjacent building or buildings in the area.
- b. **Ground level screening:** Screening must be incorporated to minimize the visual impact of garages and parked cars at the pedestrian level. Landscaping (including trees and shrubs) may be utilized for screening purposes but must screen at least 50% of all pedestrian level parking garage facades immediately upon installation, with species selected to eventually provide full 100% screening. ~~See Chapter 6, Table A for a recommended list of native plants for landscape use in North Central Texas.~~



Precedent Images: Parking garage with architectural screening elements and complimentary building materials

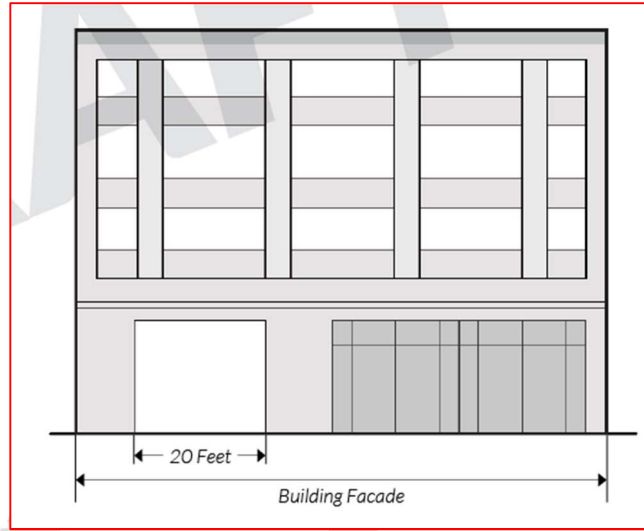
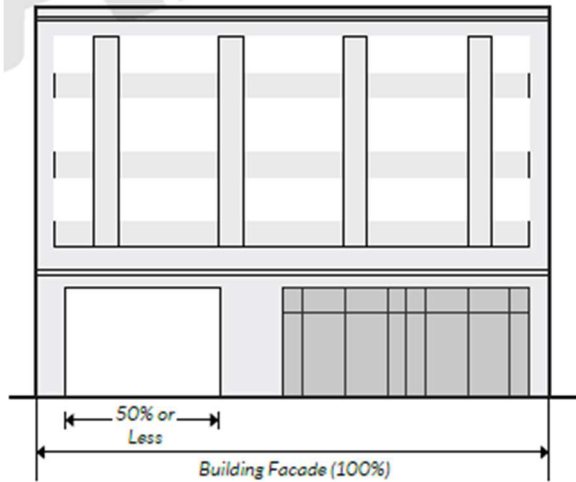


Precedent Images: Parking garage with landscaping and architectural screening elements.



Precedent Images: Landscaping as parking garage screening

- c. Parking structure openings shall not exceed ~~50 percent (%) of the total ground floor facade~~ 20 feet per entrance.
  1. For multifamily buildings less than 150 feet in width, the parking structure opening, the parking structure, or both combined, shall not exceed 50% of the ground floor street facade, with the remaining facade for habitable space.
  2. For multifamily buildings 150 feet or more in width, the parking structure opening, the parking structure, or both combined, shall not exceed 25% of ground floor street facade, with the remaining facade for habitable space.



~~d. Green screens or living wall systems may be utilized for screening purposes but must utilize an approved plant material from the provided vine species list.~~



Precedent Image: Parking garage screening with green screens

e.d. The property owner is responsible for maintaining all required landscaping in good health and condition and the removal of any litter that has accumulated in landscaped areas. Any dead, unhealthy, damaged or missing landscaping and screening must be replaced with landscaping and screening that conforms to ~~the UR ordinance~~ this subsection within 90 days (or ~~within~~ within 180 days where ~~weather~~ seasonal concerns would jeopardize the health of plant materials).

APPROVED VINE SPECIES	
EVERGREEN	
Scientific Name	Common Name
Bignonia capreolata	Cross-Vine
Lonicera sempervirens	Coral Honeysuckle

Parthenocissus 'Hacienda Creeper'	Hacienda Creeper
Ficus pumila	Fig Vine
Gelsemium sempervirens	Carolina Jessamine
Hedera helix	English Ivy
<b>DECIDUOUS</b>	
<b>Scientific Name</b>	<b>Common Name</b>
Wisteria frutescent	Texas Wisteria
Campsis radicans	Trumpet Vine
Parthenocissus triuspida	Boston Ivy
<b>PERENNIAL / LOW GROWING</b>	
<b>Scientific Name</b>	<b>Common Name</b>
Clematis pitcheri	Purple Clematis
Clematis texensis	Scarlet Clematis
Passifloraceae incarnate	Passion Vine

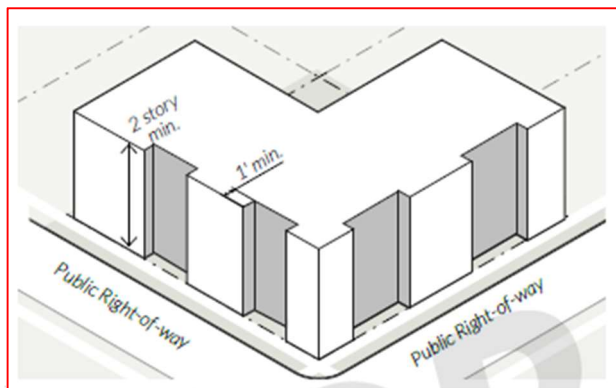
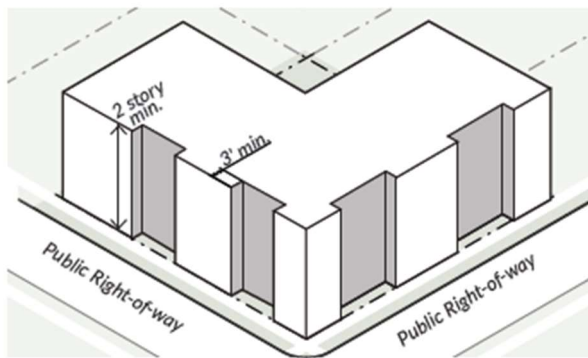
### (3)(2) Facade Variation

- a. Each new building facade that ~~is greater than 50 feet in width and~~ is oriented to a publicly accessible street or open space ~~shall~~ must incorporate each of the following scaling elements. ~~For building facades less than 50 feet in width, a minimum of two elements are required.~~

~~1. Expression of building structural elements such as:~~

- ~~(i) Floors (banding, belt courses, etc. not less than one inch deep and four inches wide)~~
- ~~(ii) Columns (pilasters, piers, quoins, etc. not less than one inch deep and six inches wide)~~
- ~~(iii) Foundation (water tables, rustication)~~

- 2.1. At least two variation in wall plane not less than ~~3 feet~~ 1 foot (1') in depth or projection and not less than two stories in height for multi-story buildings. ~~Such elements could include patterns of door and window openings by utilizing sills, mullions, and other~~ Elements of variations in wall plane include, but are not limited to features such as wall extrusions, scale-scale providing window elements, and/or more pronounced architectural features such as balconies, porches, alcoves, and roof dormers or other pronounced architectural features;



3.2. Changes in material, material pattern, or noticeable change in color or shade.

Each change of material shall involve a minimum one inch variation in wall plane or noticeable change in color.

- b. New building facades oriented to a publicly accessible street or open space ~~shall~~must include differentiation between the first ~~and second level~~ and the upper levels with a ~~cornice~~, canopy, balcony, arcade, or other architectural features.
- c. If a project consists of more than one block face, each sequential block of new construction ~~shall~~must contain a different building facade to encourage architectural variety within large projects, using the required architectural elements listed in Section (g)(~~32~~)a above and/or other architectural features.

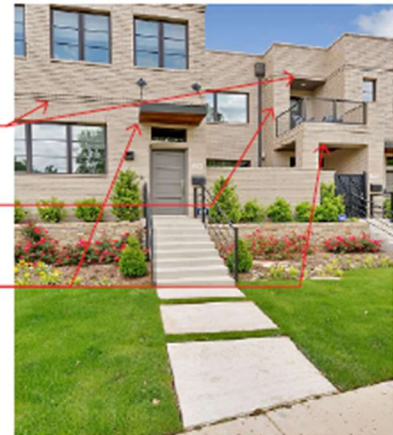




Banding

Wall Plane Variation

Awning/canopy as distinction between first and second level.



Pattern of recessed balconies and wall/window projections

Material change

Balcony as distinction between first and second level.



Distinction between upper floors with balconies and change in material and color

Distinction between the first and upper level with windows



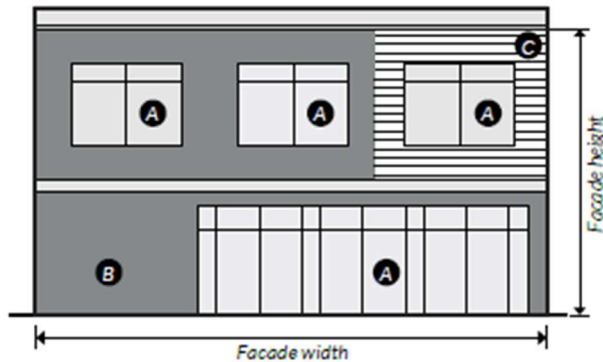
Distinction between the first and upper levels with balconies and material change



**(4)(3) Building Materials:** Not less than 70 percent (%) of all new building facades (not including door and window areas) facing publicly accessible streets or open space shall be constructed of the following masonry materials:

- a. Stone
- b. Brick

- c. Terra cotta
- d. Patterned pre-cast concrete
- e. Cement plaster stucco
- f. Cement board siding
- g. Cast stone or prefabricated brick panels



**Example:**

Facade Total:  $200 \times 20 = 4,000$  sf.

- **A** Door and Window Area: 500 sf.  
Required Masonry:  $4,000 - 500 \times .70 = 2,450$  sf.
- **B** Approved Masonry Material: 2,450 sf.
- **C** Non-approved Masonry Material: 1,550 sf.

**(5)(4) Building Entries**

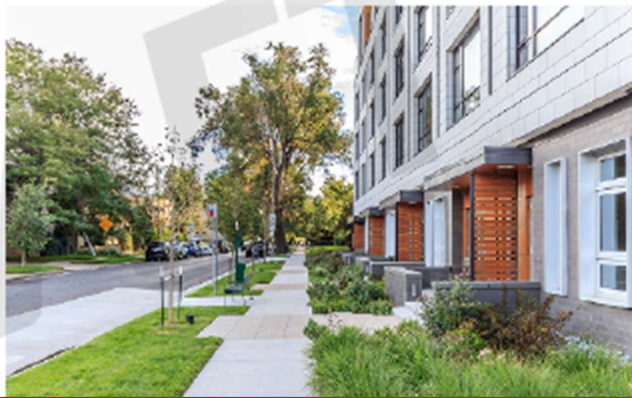
**Intent:** The intent of building entries is to create a pedestrian-oriented development in which buildings are oriented towards publicly accessible streets and sidewalks.

- a. ~~In order to create a pedestrian-oriented environment in which buildings are oriented toward publicly accessible streets and sidewalks, a~~The principle building must have its main entrance from a public sidewalk or plaza, or from a private sidewalk or plaza that is publicly accessible through a public use easement.

b. Primary entrances ~~shall~~must not be from a parking lot.

~~b-c.~~ Secondary entrances from parking lots are permitted.

~~c-d.~~ Building All building entrances for primary entrances for residential units shall must incorporate arcades, roofs, porches, alcoves, or awnings that protect pedestrians from the sun and rain.

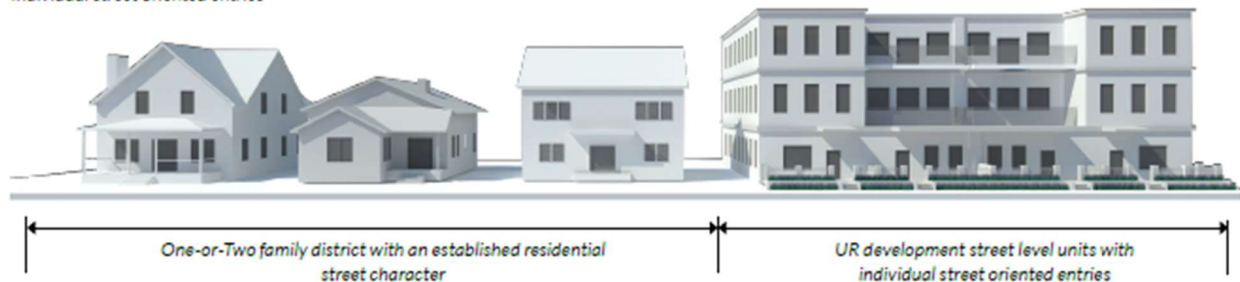


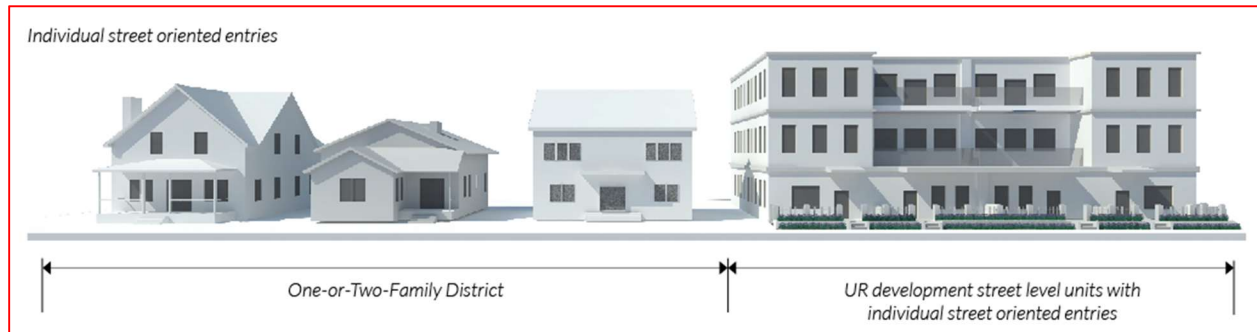
*Precedent Images: Individual street level residential entry/stoops*

#### d.e. Residential Entries

1. Apartments, condominiums, and manorhouses with street level units ~~abutting a one or two family district, or along a frontage with an established residential character, shall must~~ provide individual ~~street oriented~~ street-oriented entries for each unit along the primary street frontage.

*Individual street oriented entries*





2. Apartments and condominiums ~~shall~~ must provide primary entrances at intervals not to exceed 125 linear feet of street-oriented building frontage. Entrance spacing is measured from the edge of door to the edge of the next door.



3. Townhouses ~~shall~~ must have individual street-oriented entries for each unit.
4. Manor houses ~~shall~~ must have a single primary entrance. ~~provided however, that a Manor House with two units (~~
- 4.5. ~~A duplex~~ A duplex may have one primary entrance for each unit. Each primary entrance into a duplex must be provided under a shared porch or one of the entrances must be accessed from a side facade of the structure.

## (h) Other Development Standards

~~Development in the UR District shall be subject to the pertinent development standards in Chapter 6, and the following provisions:~~

- (1) Signs: In addition to the development standards in Chapter 6, Article 4, the following provisions apply:
  - a. On premise signs on ~~single one-family houses~~ single one-family dwellings, manor houses with two dwelling units, and townhouses are limited to one unilluminated nameplate per unit ~~bearing the family name of the occupants residing in the residence~~ not to exceed one squarefoot in area.
  - b. For apartments, condominiums and manor houses containing more than two dwelling units, attached identification signs shall be permitted, subject to the following provisions:
    1. Attached signs shall be permitted to identify the name of the property upon which displayed.
    2. A sign or combination of signs shall have a maximum allowable area of exposure on each dedicated street frontage of not more than one squarefoot of sign area for



each ten linear feet of frontage along said street; provided, however, at least one sign shall be allowed having an area of 12 square feet.

3. Signs may be illuminated, but the source of light shall not be visible.

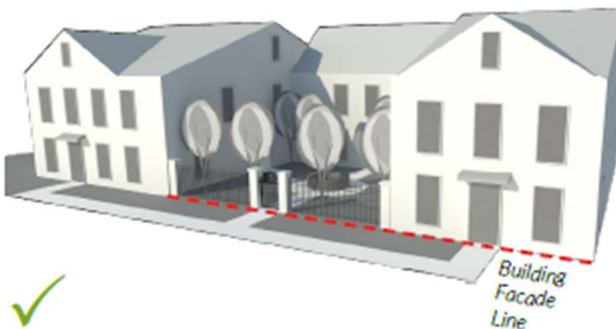
4. An illuminated sign for those uses permitted that are not residential is allowed. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.

(2) **Fences, ~~and~~ Gates, and Walls:**

a. ~~Conventional gated~~ complexes with perimeter security fencing along public streets are prohibited.

b. Fences shall not be located in the area between the front building facades and the public street frontage or public open spaces property line.

~~b.c.~~ Exterior ~~security~~ fences and gates that are located along public streets, along private streets or walkways that are publicly accessible through a public use easement, or along publicly accessible open space shall not extend beyond building facades.



~~c.d.~~ All fences and walls along public street frontage or public open spaces that are taller than 4 feet must be open style design.

~~d.e.~~ All fences and railings ~~shall~~ must be architecturally compatible with the character of the building and be constructed of ~~high quality~~ high-quality materials including:

wrought iron, composite fencing, treated wood, aluminum, or metal. Chain link, barbed wire, and concertina wire material is prohibited.

e.f. All walls ~~shall~~must be architecturally compatible with the character of the building and constructed of ~~high-quality~~high-quality materials including stone, decorative blocks, brick, cast stone, or stucco over standard concrete masonry blocks.

f.g. For private residential patios and yards, a front yard fence, railing, or low wall may extend beyond the building facade if the following requirements are met:

1. Fences, railings, and walls ~~shall~~must not exceed 34 feet (~~36~~48" ) in total height as measured from the ground to the top of the fence, railing, and/or the wall however;
2. For elevated residential stoops the total fence, railing and/or wall height ~~shall~~must not exceed 5 feet (60") total.



Precedent Images: Residential patio/stoop



Precedent Images: Fenced residential patio/stoop

### (3) Service Areas Screening:

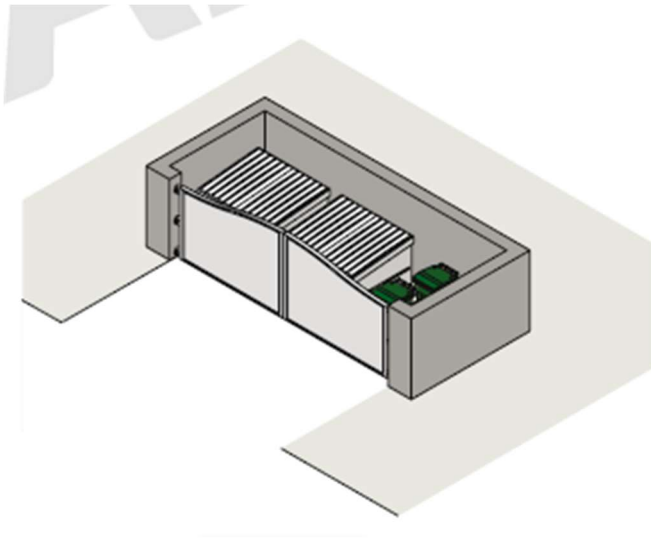
#### ~~a. Service Areas~~

1.a. Trash and recycling collection, and other similar service areas, must be located to the side or rear of buildings and behind the primary structures on street frontages.

2.b. All refuse and recycling collection containers for apartments/condominiums ~~shall~~must be located on a concrete pad and shall be screened on 3 sides by a fence or wall. The fourth side must be a gate.

b.c. The design, colors, and materials of screening elements shall be architecturally compatible with the character of the building.





#### ~~c.(4) Mechanical Equipment Screening~~~~Wall Mounted Equipment~~

		Screening Materials		
		Allowed		
	Fully Screened from Public Street (Not including Alleys)	Landscaping	Opaque Wall/Fence	Architectural Screening Elements
<u>Wall-Mounted Equipment</u>	•	•	• <sup>2</sup>	
<u>Roof-Mounted Equipment</u>	• <sup>1</sup>			•
<u>Ground-Mounted Equipment</u>	•	•	• <sup>2</sup>	

<sup>1</sup> Must be screened from abutting properties and public street.

<sup>2</sup> If an opaque wall or fence is provided, it shall be compatible with the principle building in terms of texture, quality, material, and color.

- ~~1. Wall-mounted equipment located on any surface that is visible from a public street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principle building in terms of texture, quality, material and color.~~

#### ~~c. Roof Mounted Equipment~~

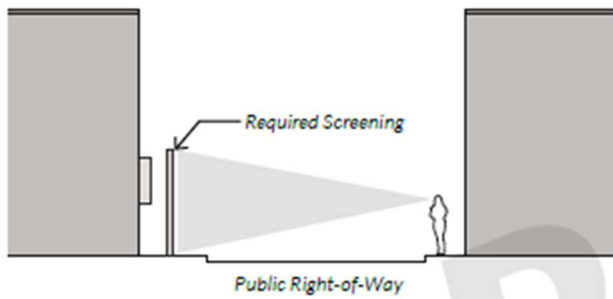
- ~~(i) Architectural screening elements of sufficient height shall conceal roof top mechanical equipment from ground level view from abutting property or abutting public street (not including an alley).~~

#### ~~d. Ground Mounted Equipment~~

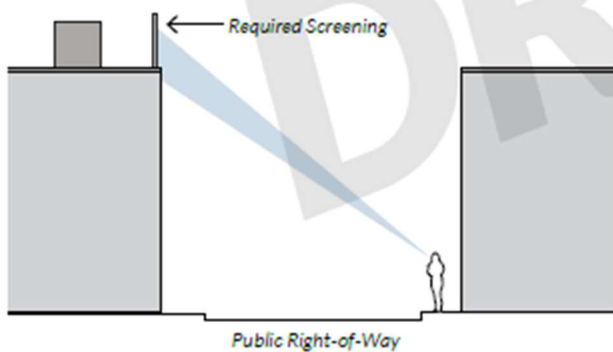
- ~~1. Ground mounted mechanical equipment that is visible from a public street (not including an alley) must be fully screened by landscaping or an opaque wall or~~

~~fence that is compatible with the principle building in terms of texture, quality, material and color.~~

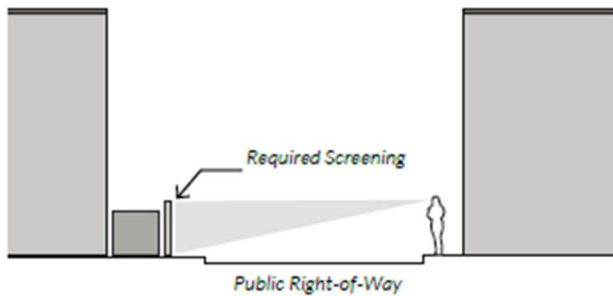
Wall-Mounted Equipment



Roof-Mounted Equipment



Ground-Mounted Equipment



~~(4)(5)~~ **Privately Owned Streets and Drives with Public Access Easements:** Private ~~S~~streets and drives with public access easements shall be considered public streets or right-of-way for the purpose of review for compliance with setbacks, pocket parks, parking, screening, enhanced landscaping, facade variations, fenestration, and other UR design requirements normally based on streets.

~~(5) **Residential Design Standards:** Multi-family developments are exempt from the requirements of Section 6.506 "Unified Residential Development".~~